

**Town of West Hartford
Conservation and Environment Commission (CEC)
Meeting Minutes
June 27, 2016, 7:00 PM
Town Hall, Room 314**

Present: Commissioners: Brian McCarthy (Chair), Chen Lu, Matt Macunas
(Quorum not met)

1. The May 2016 CEC Meeting Minutes were approved (on Motion by Matt, Second by Lu).
2. Communications and News: No news to report. Commissioners are reminded to provide more advanced notice prior to missing a meeting.
3. New Business:

1344 New Britain Avenue- Application (IWW #1046) of NB Asset Management, LLC, Brandon Handfield, P.E., (Eleanore M. Leary Estate, c/o John Leary III, R.O.) seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant seeks to construct two (2) single-family homes as part of a proposed subdivision. The two lots are located across the street (New Britain Avenue) from Wolcott Park which has wetland soils per the Town map. One of the driveways and part of the site development for both homes falls within the 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2016.)

-Applicant not present- Application was not discussed

114 Waterside Lane- Application (IWW #1047) of Haz-Pros, Inc., Clayton Kilbourn, President, (Linda Goldfarb, R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Wood Pond). The applicant proposes to install a waterfall and an in-ground salt water pool approximately 22' x 36' with a masonry paver patio and walk. The proposed activity is within the 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2016.)

The applicant proposes to build a pool with a surrounding patio in the backyard of 114 Waterside Lane. The pool will measure 560 square feet, contain 20,000 gallons of water, with a maximum depth of 8 feet. There will be an adjoining waterfall next to the pool. The pool is anticipated to be a salt water pool, which will initially require 600-700 pounds of salt. The pool is chlorinated by an electrical method that derives chlorine from salt by running a current through the salt and water mixture.

The back of the property slopes down from the house to Wood Pond. The pool and adjoining patio are proposed to be constructed near the bottom of the slope and roughly

30' from Wood Pond. The applicant claims that the proposed pool site is the most reasonable and prudent location because it is relatively flat. As a result, he believes it would create the least disturbance to the property. The applicant proposes to build a 3-4 feet wide vegetated bed (details were not given in the application of this feature) roughly 70 feet long, between the patio and Wood Pond, to intercept runoff from the pool and patio into Wood Pond (no specifics as-to how this would occur were given). The applicant communicated to the commission that all soil from the excavation for the pool will be disposed off-site. The applicant communicated that if any leaks stem from the liner of the pool, the water will be pumped out by truck rather than being drained onto the lawn or into the pond, although this is not documented on the plans.

Based on the foregoing, the Commission has concerns that the pool installation specification (submitted as part of the application) requires the bottom of the pool elevation to be above the water table (we would require the estimated seasonal high water table elevation). The applicant does not, however, know the depth of the water table at the proposed pool site. Given the close proximity between the proposed pool site and Wood Pond, the commission suggests the applicant to provide the depth to water table elevation at the proposed pool/patio location. This groundwater elevation determination should require a screened PVC well pipe, roughly 1" diameter, to be set at a depth of 10' below surface grade and allowed to sit overnight and subsequently measured the following morning.

According to the manufacture's specification for the Pool, having the substructure of the pool above the water table will protect the integrity of the pool structure and thus we believe reduce the chances of pool material failures that would cause chlorinated pool water to drain into the adjacent Wood Pond. Accordingly, the Commission recommends that the applicant conduct a test boring in the pool location and provide the information to the CEC and or West Hartford Inland Wetlands Commission.

4. Motion for Meeting Adjournment approved (on Motion by Macunas, Second by Lu,) at 8:21pm.